HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: January 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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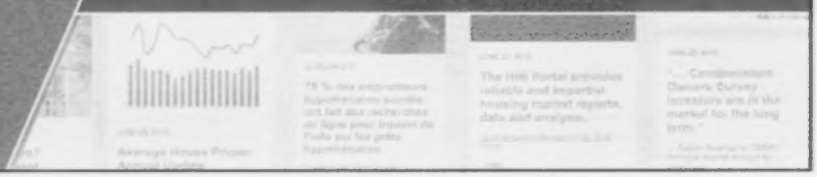
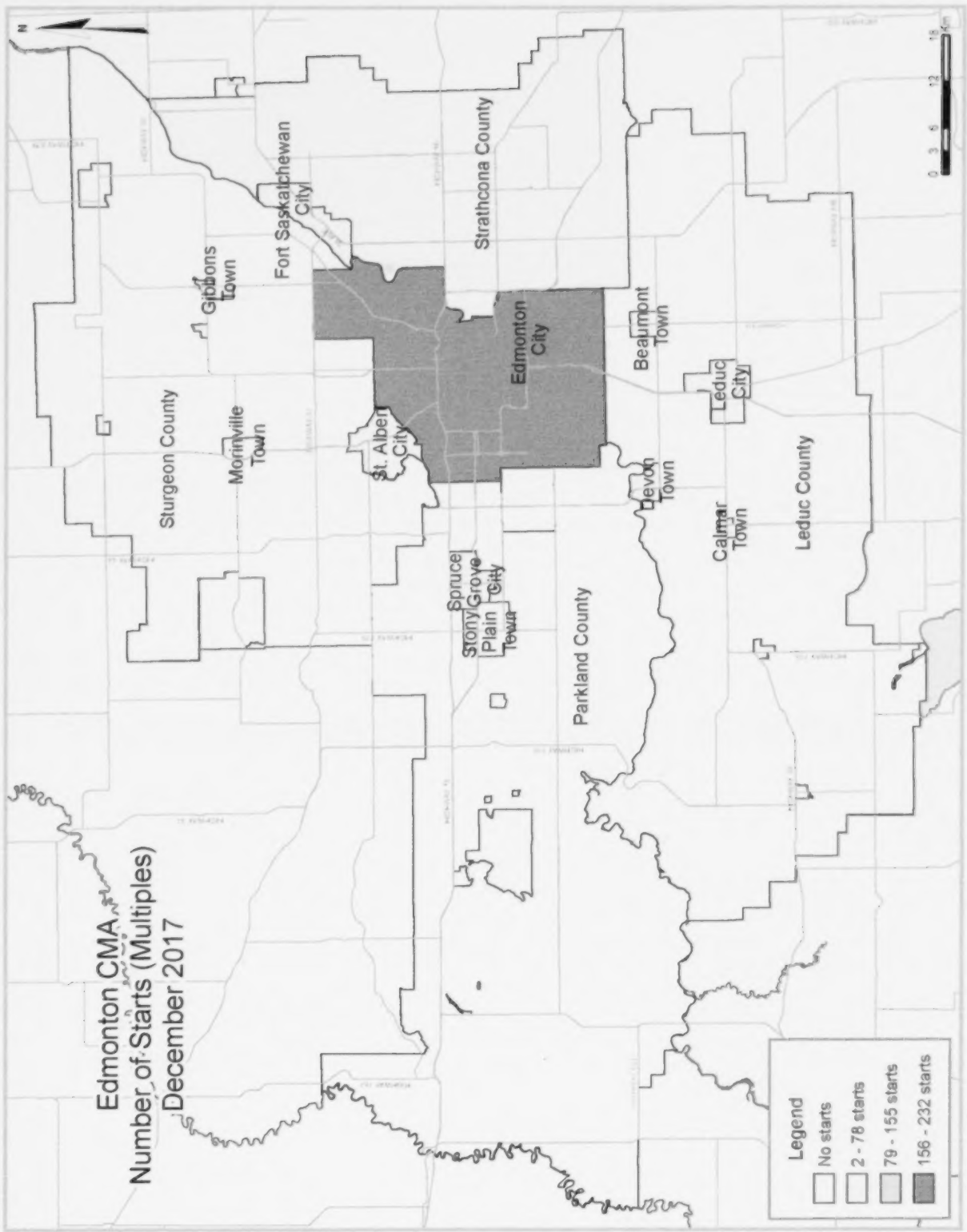
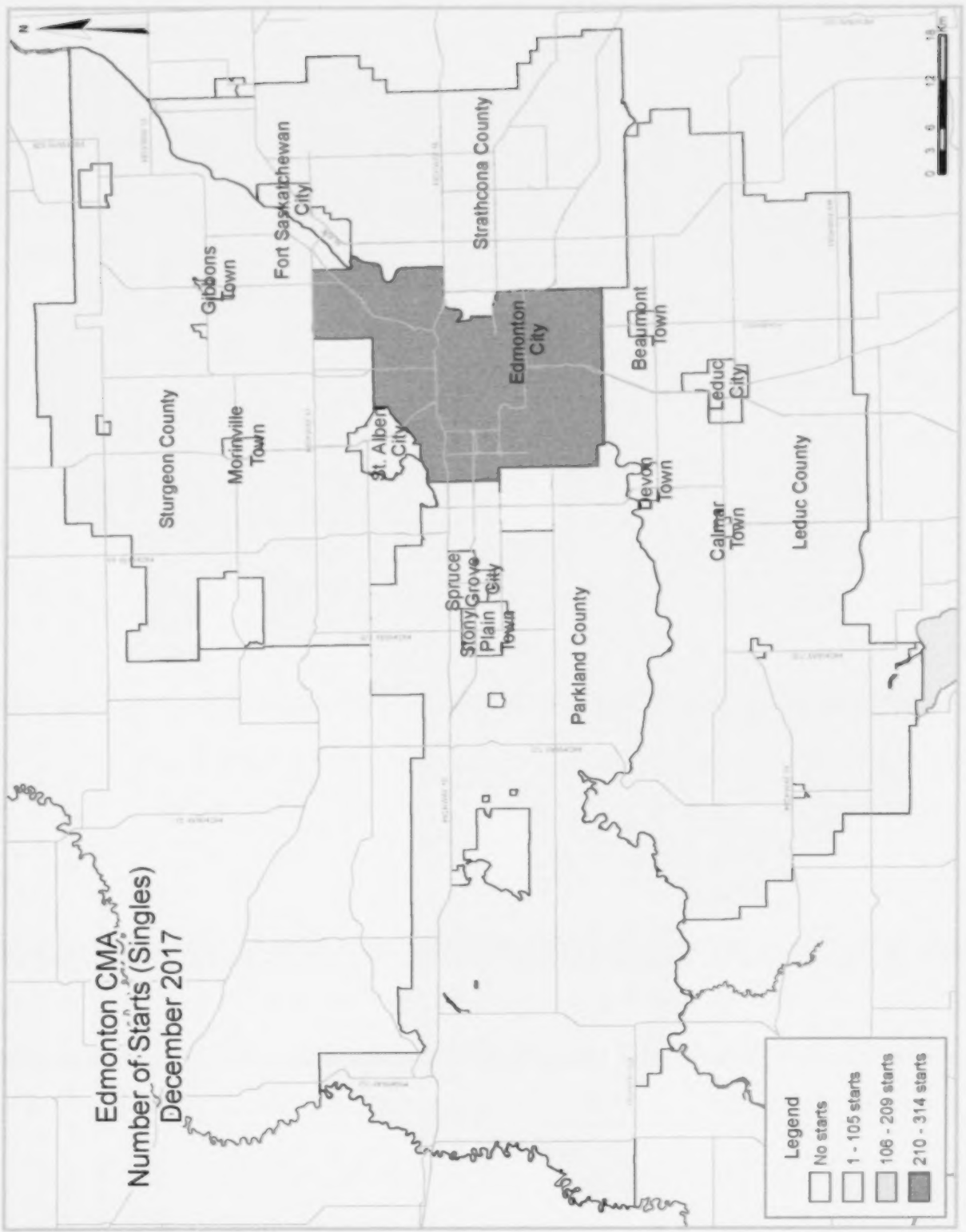
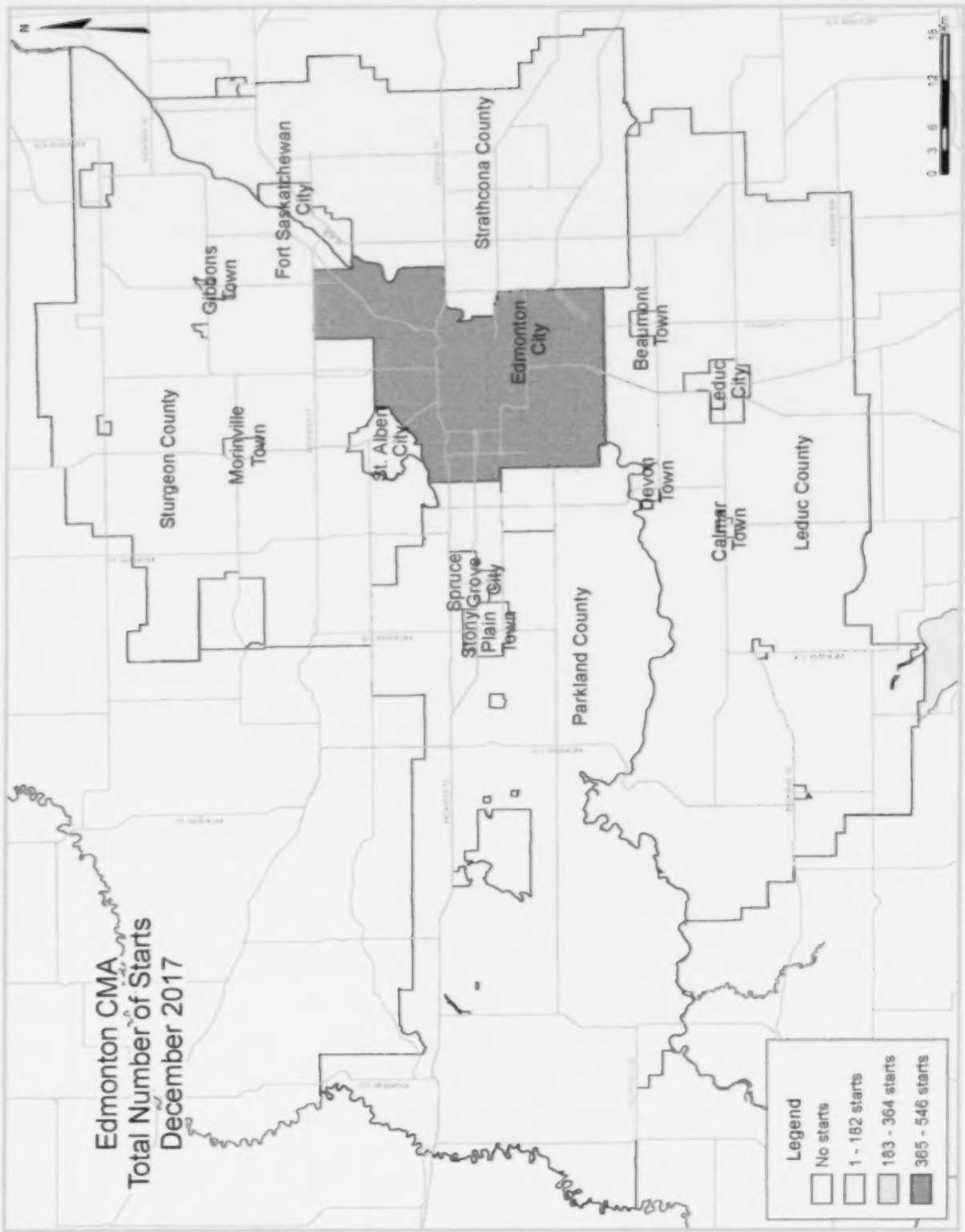
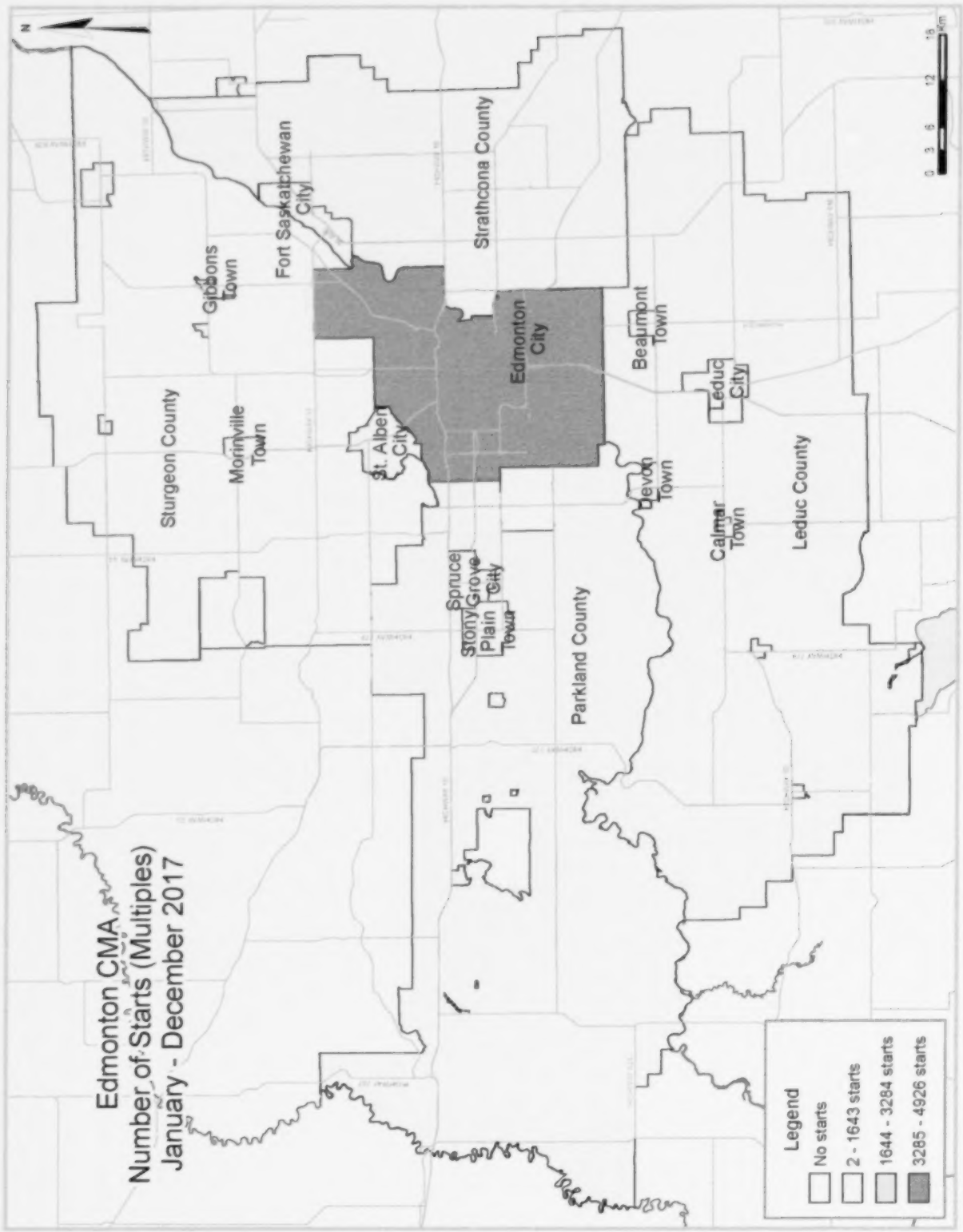
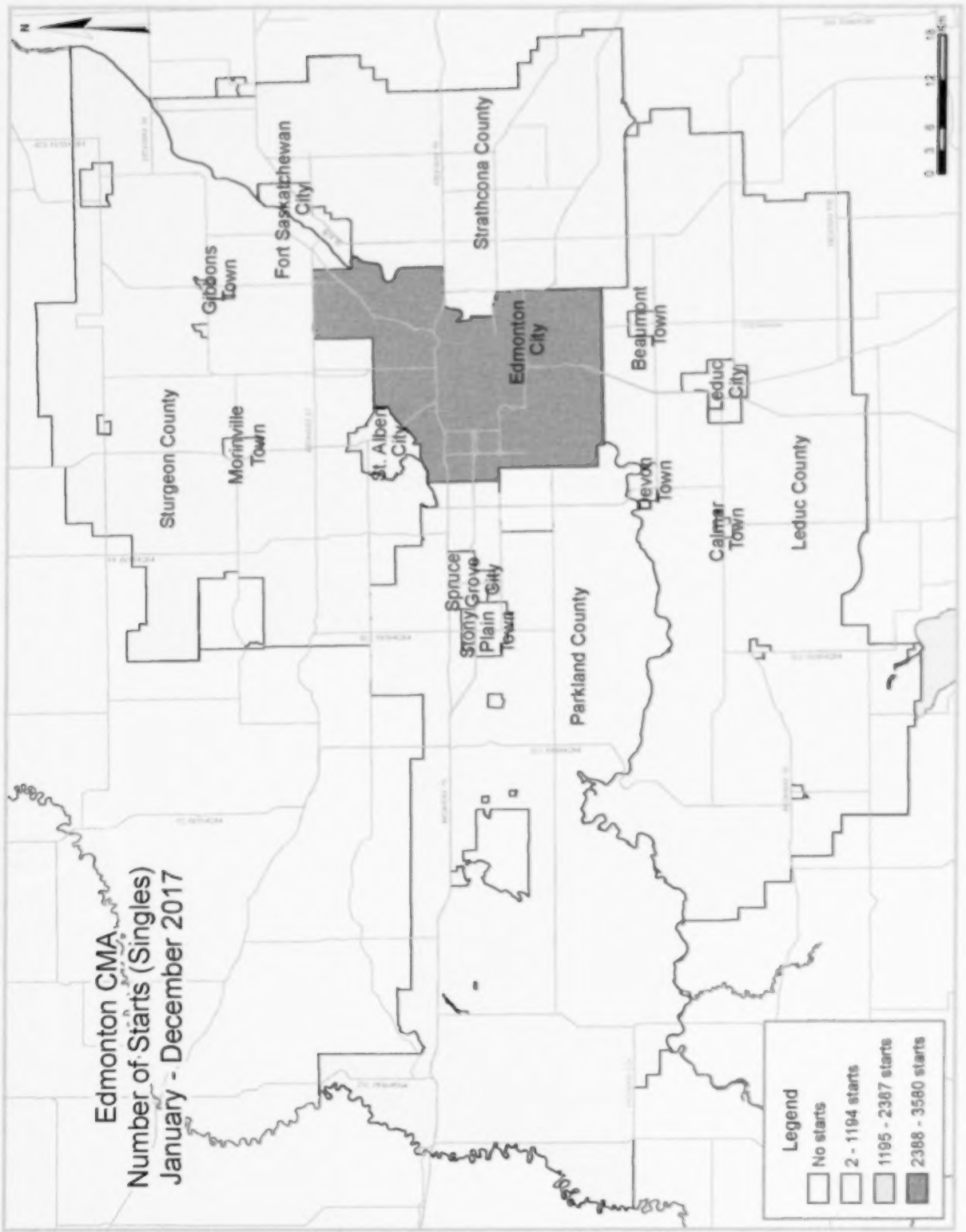


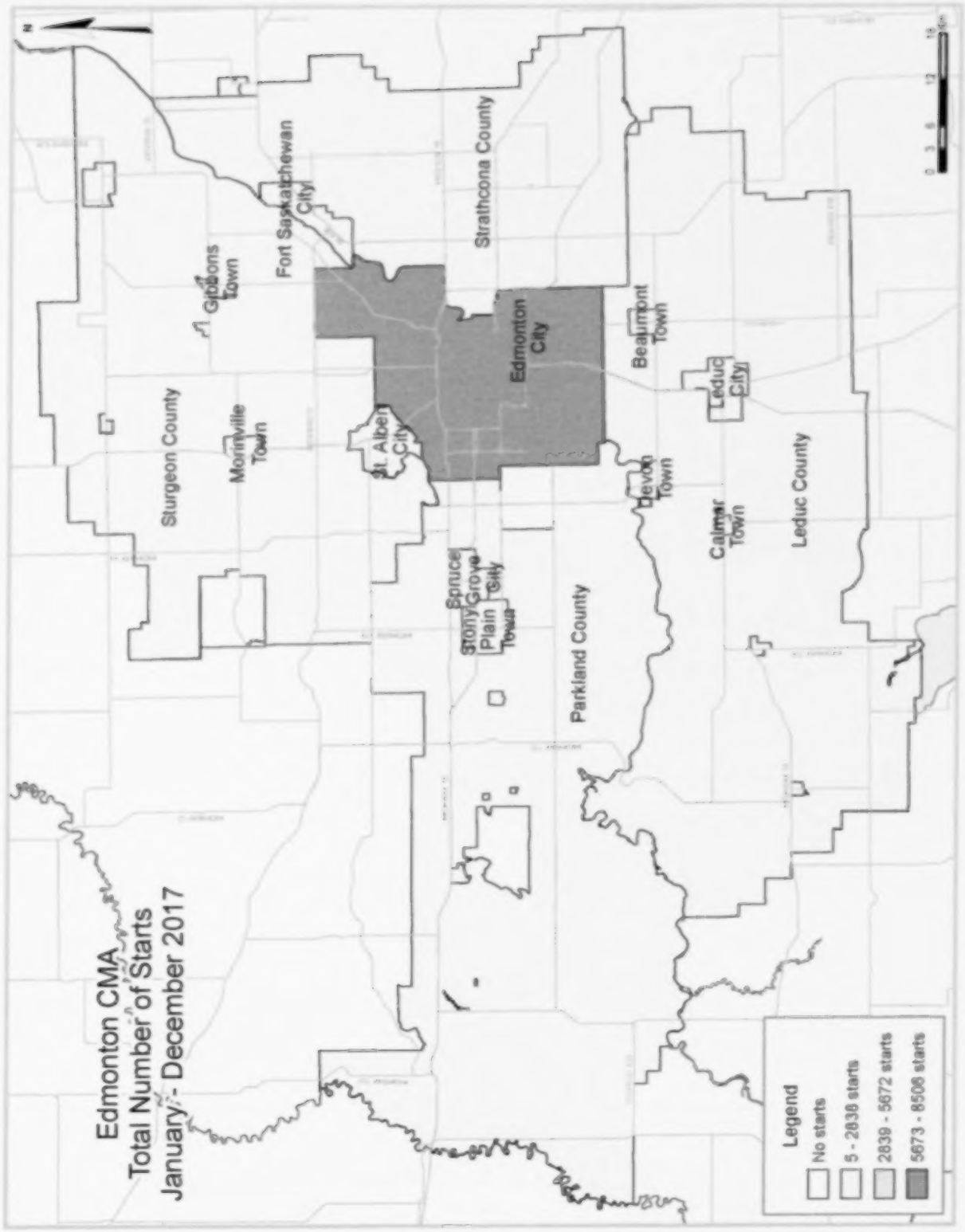

Edmonton CMA
Number of Starts (Multiples)
December 2017
Legend
No starts
2 - 78 starts
79 - 155 starts
156 - 232 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Singles)
December 2017
Legend
No starts
1 - 105 starts
106 - 209 starts
210 - 314 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
December 2017
Legend
No starts
1 - 182 starts
183 - 364 starts
365 - 546 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
0 3 6 12 15 km


Edmonton CMA
Number of Starts (Multiples)
January - December 2017
Legend
No starts
2 - 1643 starts
1644 - 3284 starts
3285 - 4926 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - December 2017
Legend
No starts
2 - 1194 starts
1195 - 2387 starts
2388 - 3580 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
January - December 2017
Legend
No starts
5 - 2838 starts
2839 - 5672 starts
5673 - 8508 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2017		
Edmonton CMA[1]	November 2017	December 2017
Trend[2]	11,027	11,029
SAAR	10,730	9,092
	December 2016	December 2017
Actual		
December - Single-Detached	409	412
December - Multiples	303	305
December - Total	712	717
January to December - Single-Detached	4,335	5,028
January to December - Multiples	5,701	6,407
January to December - Total	10,036	11,435

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2017	412	110	84	0	85	23	0	3	717
December 2016	408	154	24	1	84	41	0	0	712
% Change	1.0	-28.6	**	-100.0	1.2	-43.9	n/a	n/a	0.7
Year-to-date 2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
Year-to-date 2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
UNDER CONSTRUCTION									
December 2017	3,207	1,122	474	4	633	3,101	131	1,700	10,372
December 2016	2,787	1,172	360	7	599	2,759	145	1,956	9,785
% Change	15.1	-4.3	31.7	-42.9	5.7	12.4	-9.7	-13.1	6.0
COMPLETIONS									
December 2017	451	152	56	0	56	79	4	122	920
December 2016	272	128	29	0	64	346	32	99	970
% Change	65.8	18.8	93.1	n/a	-12.5	-77.2	-87.5	23.2	-5.2
Year-to-date 2017	4,596	1,908	555	6	614	1,057	94	1,923	10,753
Year-to-date 2016	4,865	2,148	451	7	1,002	2,819	473	3,358	15,123
% Change	-5.5	-11.2	23.1	-14.3	-38.7	-62.5	-80.1	-42.7	-28.9
COMPLETED & NOT ABSORBED									
December 2017	703	362	94	4	133	817	n/a	n/a	2,113
December 2016	583	347	81	3	196	757	n/a	n/a	1,967
% Change	20.6	4.3	16.0	33.3	-32.1	7.9	n/a	n/a	7.4
ABSORBED									
December 2017	440	143	44	0	49	29	n/a	n/a	705
December 2016	327	143	30	1	60	211	n/a	n/a	772
% Change	34.6	0.0	46.7	-100.0	-18.3	-86.3	n/a	n/a	-8.7
Year-to-date 2017	4,475	1,889	536	5	606	988	n/a	n/a	8,499
Year-to-date 2016	5,053	2,196	418	4	806	2,365	n/a	n/a	10,842
% Change	-11.4	-14.0	28.2	25.0	-24.8	-58.2	n/a	n/a	-21.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2017	314	74	53	0	79	23	0	3	546
December 2016	326	120	24	0	82	41	0	0	593
Beaumont Town									
December 2017	9	4	3	0	0	0	0	0	16
December 2016	7	0	0	0	0	0	0	0	7
Devon Town									
December 2017	0	2	0	0	0	0	0	0	2
December 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2017	6	4	4	0	0	0	0	0	14
December 2016	8	10	0	0	2	0	0	0	20
Leduc City									
December 2017	5	2	16	0	0	0	0	0	23
December 2016	9	6	0	0	0	0	0	0	15
Leduc County									
December 2017	4	0	0	0	0	0	0	0	4
December 2016	5	0	0	0	0	0	0	0	5
Morinville Town									
December 2017	4	0	0	0	0	0	0	0	4
December 2016	3	0	0	0	0	0	0	0	3
Parkland County									
December 2017	11	0	0	0	0	0	0	0	11
December 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
December 2017	14	18	0	0	0	0	0	0	32
December 2016	10	6	0	0	0	0	0	0	16
St. Albert City									
December 2017	5	0	0	0	2	0	0	0	7
December 2016	6	8	0	0	0	0	0	0	14
Stony Plain Town									
December 2017	4	0	0	0	0	0	0	0	4
December 2016	3	0	0	0	0	0	0	0	3
Strathcona County									
December 2017	22	6	3	0	4	0	0	0	35
December 2016	13	4	0	1	0	0	0	0	18
Sturgeon County									
December 2017	11	0	0	0	0	0	0	0	11
December 2016	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
December 2017	3	0	5	0	0	0	0	0	8
December 2016	3	0	0	0	0	0	0	0	3
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2017	412	110	84	0	85	23	0	3	717
December 2016	408	154	24	1	84	41	0	0	712

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2017	2,176	776	356	4	541	2,589	54	1,386	7,882
December 2016	1,898	788	300	6	505	2,334	52	1,631	7,514
Beaumont Town									
December 2017	139	32	12	0	0	22	0	0	205
December 2016	133	20	0	0	0	0	0	0	153
Devon Town									
December 2017	7	8	0	0	0	32	0	0	47
December 2016	7	10	0	0	0	32	0	0	49
Fort Saskatchewan City									
December 2017	62	46	20	0	6	0	0	0	134
December 2016	45	66	20	0	2	0	0	0	133
Leduc City									
December 2017	124	48	37	0	17	0	0	0	226
December 2016	90	50	4	0	24	0	0	0	168
Leduc County									
December 2017	52	4	0	0	0	0	0	0	56
December 2016	67	4	0	0	0	0	0	0	71
Morinville Town									
December 2017	33	6	0	0	0	0	0	0	39
December 2016	17	8	0	0	0	0	0	0	25
Parkland County									
December 2017	124	0	0	0	0	0	0	0	124
December 2016	98	0	0	0	0	0	0	0	98
Spruce Grove City									
December 2017	66	112	4	0	23	0	6	0	211
December 2016	95	86	12	0	30	0	22	0	245
St. Albert City									
December 2017	94	40	13	0	21	395	0	314	877
December 2016	78	64	13	0	19	325	0	87	586
Stony Plain Town									
December 2017	25	8	0	0	0	12	71	0	116
December 2016	36	28	0	0	0	12	71	66	213
Strathcona County									
December 2017	193	42	23	0	25	51	0	0	334
December 2016	137	44	7	1	19	56	0	172	436
Sturgeon County									
December 2017	87	0	0	0	0	0	0	0	87
December 2016	64	0	0	0	0	0	0	0	64
Remainder of the CMA									
December 2017	25	0	9	0	0	0	0	0	34
December 2016	22	4	4	0	0	0	0	0	30
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2017	3,207	1,122	474	4	633	3,101	131	1,700	10,372
December 2016	2,787	1,172	360	7	599	2,759	145	1,956	9,785

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2017	327	104	33	0	48	79	4	122	717
December 2016	202	96	29	0	60	346	32	99	864
Beaumont Town									
December 2017	17	0	6	0	0	0	0	0	23
December 2016	6	6	0	0	0	0	0	0	12
Devon Town									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
December 2017	11	6	0	0	0	0	0	0	17
December 2016	6	2	0	0	0	0	0	0	8
Leduc City									
December 2017	11	2	10	0	6	0	0	0	29
December 2016	3	6	0	0	0	0	0	0	9
Leduc County									
December 2017	4	2	0	0	0	0	0	0	6
December 2016	3	0	0	0	0	0	0	0	3
Morinville Town									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	0	0	0	0	0	0	0	0	0
Parkland County									
December 2017	13	0	0	0	0	0	0	0	13
December 2016	7	0	0	0	0	0	0	0	7
Spruce Grove City									
December 2017	19	22	0	0	0	0	0	0	41
December 2016	8	12	0	0	0	0	0	0	20
St. Albert City									
December 2017	18	6	0	0	0	0	0	0	24
December 2016	12	6	0	0	4	0	0	0	22
Stony Plain Town									
December 2017	6	0	0	0	0	0	0	0	6
December 2016	2	0	0	0	0	0	0	0	2
Strathcona County									
December 2017	21	10	7	0	2	0	0	0	40
December 2016	4	0	0	0	0	0	0	0	4
Sturgeon County									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	7	0	0	0	0	0	0	0	7
First Nations									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2017	451	152	56	0	56	79	4	122	920
December 2016	272	128	29	0	64	346	32	99	970

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total[4]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2017	429	210	61	3	93	602	n/a	n/a	1,398
December 2016	347	207	40	3	141	682	n/a	n/a	1,420
Beaumont Town									
December 2017	22	4	1	0	0	1	n/a	n/a	28
December 2016	21	9	3	0	0	3	n/a	n/a	36
Devon Town									
December 2017	4	0	0	0	0	0	n/a	n/a	4
December 2016	3	0	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
December 2017	34	26	8	0	2	0	n/a	n/a	70
December 2016	26	32	4	0	5	0	n/a	n/a	67
Leduc City									
December 2017	38	18	10	0	5	0	n/a	n/a	71
December 2016	30	8	16	0	2	0	n/a	n/a	56
Leduc County									
December 2017	6	0	0	0	0	0	n/a	n/a	6
December 2016	11	0	0	0	0	0	n/a	n/a	11
Morinville Town									
December 2017	10	1	0	0	0	0	n/a	n/a	11
December 2016	12	2	0	0	0	0	n/a	n/a	14
Parkland County									
December 2017	7	0	0	0	0	0	n/a	n/a	7
December 2016	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
December 2017	48	50	2	0	5	22	n/a	n/a	127
December 2016	38	45	12	0	5	45	n/a	n/a	145
St. Albert City									
December 2017	34	13	3	0	4	164	n/a	n/a	218
December 2016	33	25	0	0	14	0	n/a	n/a	72
Stony Plain Town									
December 2017	17	12	2	0	2	0	n/a	n/a	33
December 2016	24	13	3	0	5	0	n/a	n/a	45
Strathcona County									
December 2017	45	28	5	1	21	28	n/a	n/a	128
December 2016	15	6	3	0	22	27	n/a	n/a	73
Sturgeon County									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
December 2017	8	0	2	0	1	0	n/a	n/a	11
December 2016	7	0	0	0	2	0	n/a	n/a	9
First Nations									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2017	703	362	94	4	133	817	n/a	n/a	2,113
December 2016	583	347	81	3	196	757	n/a	n/a	1,967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2017	323	101	28	0	44	26	n/a	n/a	522
December 2016	252	105	29	0	49	211	n/a	n/a	646
Beaumont Town									
December 2017	16	0	5	0	0	1	n/a	n/a	22
December 2016	7	4	0	0	0	0	n/a	n/a	11
Devon Town									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
December 2017	9	9	0	0	0	0	n/a	n/a	18
December 2016	8	3	0	0	0	0	n/a	n/a	11
Leduc City									
December 2017	11	4	5	0	2	0	n/a	n/a	22
December 2016	5	5	0	0	9	0	n/a	n/a	19
Leduc County									
December 2017	7	2	0	0	0	0	n/a	n/a	9
December 2016	2	0	0	0	0	0	n/a	n/a	2
Morinville Town									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	0	0	0	0	0	0	n/a	n/a	0
Parkland County									
December 2017	17	0	0	0	0	0	n/a	n/a	17
December 2016	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
December 2017	10	11	0	0	0	1	n/a	n/a	22
December 2016	9	19	0	0	0	0	n/a	n/a	28
St. Albert City									
December 2017	16	4	0	0	1	0	n/a	n/a	21
December 2016	14	4	0	0	2	0	n/a	n/a	20
Stony Plain Town									
December 2017	6	3	0	0	0	0	n/a	n/a	9
December 2016	1	1	0	0	0	0	n/a	n/a	2
Strathcona County									
December 2017	20	8	6	0	2	1	n/a	n/a	37
December 2016	8	2	0	1	0	0	n/a	n/a	11
Sturgeon County									
December 2017	2	0	0	0	0	0	n/a	n/a	2
December 2016	9	0	0	0	0	0	n/a	n/a	9
Remainder of the CMA									
December 2017	2	1	0	0	0	0	n/a	n/a	3
December 2016	7	0	1	0	0	0	n/a	n/a	8
First Nations									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2017	440	143	44	0	49	29	n/a	n/a	705
December 2016	327	143	30	1	60	211	n/a	n/a	772

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Edmonton City	314	326	74	120	132	106	26	41	546	593	-7.9
Beaumont Town	9	7	4	0	3	0	0	0	16	7	128.6
Calmar Town	2	0	0	0	5	0	0	0	7	0	n/a
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	6	8	4	12	4	0	0	0	14	20	-30.0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	5	9	2	6	16	0	0	0	23	15	53.3
Leduc County	4	5	0	0	0	0	0	0	4	5	-20.0
Morinville Town	4	3	0	0	0	0	0	0	4	3	33.3
Parkland County	11	12	0	0	0	0	0	0	11	12	-8.3
Spruce Grove City	14	10	18	6	0	0	0	0	32	16	100.0
St. Albert City	5	6	2	8	0	0	0	0	7	14	-50.0
Stony Plain Town	4	3	0	0	0	0	0	0	4	3	33.3
Strathcona County	22	14	6	4	7	0	0	0	35	18	94.4
Sturgeon County	11	3	0	0	0	0	0	0	11	3	**
Remainder of the CMA	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	412	409	112	156	167	106	26	41	717	712	0.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	3,580	3,079	1,350	1,354	1,097	1,068	2,479	1,762	8,506	7,263	17.1
Beaumont Town	195	170	42	30	18	4	22	0	277	204	35.8
Calmar Town	10	4	0	0	5	0	0	0	15	4	**
Devon Town	11	8	10	10	0	0	0	32	21	50	-58.0
Fort Saskatchewan City	101	82	74	112	20	24	0	48	195	266	-26.7
Gibbons Town	2	1	0	0	3	0	0	0	5	1	**
Leduc City	175	112	70	72	105	34	0	0	350	218	60.6
Leduc County	47	88	4	8	0	3	0	0	51	99	-48.5
Morinville Town	51	25	10	8	0	0	0	0	61	33	84.8
Parkland County	149	131	2	0	0	0	0	0	151	131	15.3
Spruce Grove City	140	156	158	146	35	78	0	0	333	380	-12.4
St. Albert City	142	123	66	120	27	50	582	406	817	699	16.9
Stony Plain Town	43	61	16	38	0	3	0	3	59	105	-43.8
Strathcona County	257	172	108	92	49	18	51	172	465	454	2.4
Sturgeon County	102	97	0	0	0	0	0	0	102	97	5.2
Remainder of the CMA	23	26	0	2	4	4	0	0	27	32	-15.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,028	4,335	1,910	1,992	1,363	1,286	3,134	2,423	11,435	10,036	13.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Edmonton City	132	106	0	0	23	41	3	0
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	5	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	167	106	0	0	23	41	3	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,038	968	59	100	1,597	1,004	882	758
Beaumont Town	18	4	0	0	22	0	0	0
Calmar Town	5	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	32	0	0
Fort Saskatchewan City	20	24	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	105	34	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	27	78	8	0	0	0	0	0
St. Albert City	27	35	0	15	418	406	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	49	18	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,296	1,171	67	115	2,088	1,445	1,046	978

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Edmonton City	441	470	102	123	3	0	546	593
Beaumont Town	16	7	0	0	0	0	16	7
Calmar Town	7	0	0	0	0	0	7	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	14	18	0	2	0	0	14	20
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	23	15	0	0	0	0	23	15
Leduc County	4	5	0	0	0	0	4	5
Morinville Town	4	3	0	0	0	0	4	3
Parkland County	11	12	0	0	0	0	11	12
Spruce Grove City	32	16	0	0	0	0	32	16
St. Albert City	5	14	2	0	0	0	7	14
Stony Plain Town	4	3	0	0	0	0	4	3
Strathcona County	31	17	4	1	0	0	35	18
Sturgeon County	11	3	0	0	0	0	11	3
Remainder of the CMA	0	3	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	606	586	108	126	3	0	717	712

Table 2.5: Starts by Submarket and by Intended Market
January - December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	5,397	4,735	2,168	1,670	941	858	8,506	7,263
Beaumont Town	255	204	22	0	0	0	277	204
Calmar Town	15	4	0	0	0	0	15	4
Devon Town	21	18	0	32	0	0	21	50
Fort Saskatchewan City	185	216	10	2	0	48	195	266
Gibbons Town	2	1	3	0	0	0	5	1
Leduc City	331	200	19	18	0	0	350	218
Leduc County	51	99	0	0	0	0	51	99
Morinville Town	61	33	0	0	0	0	61	33
Parkland County	151	131	0	0	0	0	151	131
Spruce Grove City	306	346	19	34	8	0	333	380
St. Albert City	212	242	441	442	164	15	817	699
Stony Plain Town	59	102	0	3	0	0	59	105
Strathcona County	377	255	88	27	0	172	465	454
Sturgeon County	102	97	0	0	0	0	102	97
Remainder of the CMA	27	32	0	0	0	0	27	32
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,552	6,715	2,770	2,228	1,113	1,093	11,435	10,036

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Edmonton City	327	202	108	96	77	121	205	445	717	864	-17.0
Beaumont Town	17	6	0	6	6	0	0	0	23	12	91.7
Calmar Town	0	4	0	0	0	0	0	0	0	4	-100.0
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	11	6	6	2	0	0	0	0	17	8	112.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	11	3	2	6	16	0	0	0	29	9	**
Leduc County	4	3	2	0	0	0	0	0	6	3	100.0
Morinville Town	1	0	0	0	0	0	0	0	1	0	n/a
Parkland County	13	7	0	0	0	0	0	0	13	7	85.7
Spruce Grove City	19	8	22	12	0	0	0	0	41	20	105.0
St. Albert City	18	12	6	6	0	4	0	0	24	22	9.1
Stony Plain Town	6	2	0	0	0	0	0	0	6	2	200.0
Strathcona County	21	4	12	0	7	0	0	0	40	4	**
Sturgeon County	1	11	0	0	0	0	0	0	1	11	-90.9
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	451	272	158	128	106	125	205	445	920	970	-5.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	3,300	3,371	1,384	1,674	969	1,323	2,405	4,971	8,058	11,339	-28.9
Beaumont Town	186	169	32	46	6	78	0	71	224	364	-38.5
Calmar Town	5	15	0	0	0	4	0	0	5	19	-73.7
Devon Town	9	4	14	2	0	0	0	0	23	6	**
Fort Saskatchewan City	88	98	92	106	20	105	0	96	200	405	-50.6
Gibbons Town	1	2	0	0	3	0	0	0	4	2	100.0
Leduc City	142	186	70	54	79	65	0	250	291	555	-47.6
Leduc County	63	121	4	4	0	3	0	0	67	128	-47.7
Morinville Town	35	40	12	16	0	0	0	39	47	95	-50.5
Parkland County	121	141	2	0	0	0	0	0	123	141	-12.8
Spruce Grove City	169	170	134	174	50	119	0	140	353	603	-41.5
St. Albert City	126	154	96	84	19	70	285	220	526	528	-0.4
Stony Plain Town	53	57	38	32	0	23	66	126	157	238	-34.0
Strathcona County	201	206	108	76	27	8	228	260	564	550	2.5
Sturgeon County	79	110	0	0	0	0	0	0	79	110	-28.2
Remainder of the CMA	24	28	4	0	4	8	0	4	32	40	-20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,602	4,872	1,990	2,268	1,177	1,806	2,984	6,177	10,753	15,123	-28.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Edmonton City	73	89	4	32	83	346	122	99
Beaumont Town	6	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	102	93	4	32	83	346	122	99

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	895	1,082	74	241	807	2,740	1,598	2,231
Beaumont Town	6	13	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	32	0	73	0	0	0	96
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	79	61	0	4	0	0	0	250
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	3	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	30	85	20	34	0	68	0	72
St. Albert City	19	20	0	50	198	0	87	220
Stony Plain Town	0	23	0	0	0	0	66	126
Strathcona County	27	8	0	0	56	0	172	260
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	8	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,083	1,335	94	471	1,061	2,819	1,923	3,358

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Edmonton City	464	327	127	406	126	131	717	864
Beaumont Town	23	12	0	0	0	0	23	12
Calmar Town	0	4	0	0	0	0	0	4
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	17	8	0	0	0	0	17	8
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	23	9	6	0	0	0	29	9
Leduc County	6	3	0	0	0	0	6	3
Morinville Town	1	0	0	0	0	0	1	0
Parkland County	13	7	0	0	0	0	13	7
Spruce Grove City	41	20	0	0	0	0	41	20
St. Albert City	24	18	0	4	0	0	24	22
Stony Plain Town	6	2	0	0	0	0	6	2
Strathcona County	38	4	2	0	0	0	40	4
Sturgeon County	1	11	0	0	0	0	1	11
Remainder of the CMA	1	3	0	0	0	0	1	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	659	429	135	410	126	131	920	970

Table 3.5: Completions by Submarket and by Intended Market January - December 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	5,075	5,271	1,311	3,594	1,672	2,474	8,058	11,339
Beaumont Town	224	228	0	8	0	128	224	364
Calmar Town	5	15	0	0	0	4	5	19
Devon Town	23	6	0	0	0	0	23	6
Fort Saskatchewan City	194	214	6	22	0	169	200	405
Gibbons Town	1	2	3	0	0	0	4	2
Leduc City	267	281	24	20	0	254	291	555
Leduc County	67	128	0	0	0	0	67	128
Morinville Town	47	56	0	3	0	36	47	95
Parkland County	123	141	0	0	0	0	123	141
Spruce Grove City	307	398	26	99	20	106	353	603
St. Albert City	220	228	219	30	87	270	526	528
Stony Plain Town	91	92	0	20	66	126	157	238
Strathcona County	304	262	88	28	172	260	564	550
Sturgeon County	79	110	0	0	0	0	79	110
Remainder of the CMA	32	32	0	4	0	4	32	40
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,059	7,464	1,677	3,828	2,017	3,831	10,753	15,123

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2017	48	14.9	106	32.8	85	26.3	42	13.0	42	13.0	323	510,000	573,690
December 2016	60	24.1	53	21.3	65	26.1	30	12.0	41	16.5	249	520,000	558,585
Year-to-date 2017	565	17.7	991	31.1	828	26.0	383	12.0	421	13.2	3,188	505,000	564,186
Year-to-date 2016	480	14.0	947	27.6	1,043	30.4	453	13.2	512	14.9	3,435	530,000	588,278
Beaumont Town													
December 2017	3	18.8	4	25.0	7	43.8	2	12.5	0	0.0	16	520,000	499,644
December 2016	1	14.3	2	28.6	2	28.6	1	14.3	1	14.3	7	0	542,936
Year-to-date 2017	23	12.4	75	40.5	70	37.8	15	8.1	2	1.1	185	500,000	500,428
Year-to-date 2016	70	42.2	51	30.7	34	20.5	10	6.0	1	0.6	166	420,000	437,305
Calmar Town													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	397,175
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	0	397,175
Devon Town													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	25.0	1	12.5	4	50.0	0	0.0	1	12.5	8	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
December 2017	2	22.2	5	55.6	1	11.1	1	11.1	0	0.0	9	0	479,505
December 2016	3	37.5	4	50.0	0	0.0	1	12.5	0	0.0	8	0	438,348
Year-to-date 2017	9	11.3	36	45.0	23	28.8	6	7.5	6	7.5	80	455,000	509,570
Year-to-date 2016	23	16.4	77	55.0	27	19.3	8	5.7	5	3.6	140	465,000	476,916
Gibbons Town													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
December 2017	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	400,000	399,053
December 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	467,960
Year-to-date 2017	56	41.8	56	41.8	16	11.9	3	2.2	3	2.2	134	422,500	435,837
Year-to-date 2016	61	29.5	94	45.4	30	14.5	16	7.7	6	2.9	207	450,000	464,118
Leduc County													
December 2017	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	0	921,653
December 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	0	0
Year-to-date 2017	4	6.2	4	6.2	10	15.4	8	12.3	39	60.0	65	635,000	745,371
Year-to-date 2016	21	20.0	21	20.0	21	20.0	14	13.3	28	26.7	105	570,000	573,735
Morinville Town													
December 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	22	59.5	12	32.4	3	8.1	0	0.0	0	0.0	37	0	344,707
Year-to-date 2016	21	58.3	14	38.9	1	2.8	0	0.0	0	0.0	36	0	386,967

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2017	3	60.0	0	0.0	0	0.0	1	20.0	1	20.0	5	0	401,100
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2017	6	24.0	0	0.0	1	4.0	4	16.0	14	56.0	25	0	662,960
Year-to-date 2016	2	14.3	0	0.0	1	7.1	2	14.3	9	64.3	14	0	0
Spruce Grove City													
December 2017	1	10.0	5	50.0	2	20.0	2	20.0	0	0.0	10	467,500	503,560
December 2016	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	0	404,500
Year-to-date 2017	47	30.9	66	43.4	25	16.4	7	4.6	7	4.6	152	450,000	462,031
Year-to-date 2016	31	16.7	83	44.6	39	21.0	19	10.2	14	7.5	186	475,000	499,760
St. Albert City													
December 2017	0	0.0	4	26.7	4	26.7	1	6.7	6	40.0	15	600,000	657,321
December 2016	1	7.7	1	7.7	0	0.0	4	30.8	7	53.8	13	735,000	761,159
Year-to-date 2017	9	7.6	24	20.2	32	26.9	28	23.5	26	21.8	119	590,000	601,981
Year-to-date 2016	1	0.7	14	9.2	30	19.6	56	36.6	52	34.0	153	655,000	691,401
Stony Plain Town													
December 2017	2	33.3	3	50.0	0	0.0	0	0.0	1	16.7	6	0	494,983
December 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	21	35.0	25	41.7	5	8.3	1	1.7	8	13.3	60	0	528,383
Year-to-date 2016	8	14.8	24	44.4	10	18.5	4	7.4	8	14.8	54	0	495,678
Strathcona County													
December 2017	0	0.0	3	15.0	9	45.0	3	15.0	5	25.0	20	560,000	738,923
December 2016	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	0	483,714
Year-to-date 2017	5	3.2	22	14.0	73	46.5	17	10.8	40	25.5	157	560,000	676,090
Year-to-date 2016	7	3.3	50	23.4	70	32.7	31	14.5	56	26.2	214	545,000	689,300
Sturgeon County													
December 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
December 2016	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	0	688,750
Year-to-date 2017	13	15.5	13	15.5	8	9.5	9	10.7	41	48.8	84	720,000	703,468
Year-to-date 2016	28	27.7	10	9.9	11	10.9	13	12.9	39	38.6	101	600,000	683,010
Remainder of the CMA													
December 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
December 2016	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	0	0
Year-to-date 2017	7	70.0	1	10.0	0	0.0	2	20.0	0	0.0	10	0	0
Year-to-date 2016	16	72.7	1	4.5	0	0.0	4	18.2	1	4.5	22	0	0
First Nations													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
December 2017	68	15.9	136	31.9	109	25.5	53	12.4	61	14.3	427	510,000	574,649
December 2016	76	24.0	72	22.7	72	22.7	43	13.6	54	17.0	317	515,000	560,497
Year-to-date 2017	794	18.4	1,328	30.8	1,098	25.5	483	11.2	608	14.1	4,311	500,000	560,722
Year-to-date 2016	786	16.2	1,388	28.6	1,317	27.1	630	13.0	731	15.1	4,852	520,000	577,393

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2017

Submarket	Dec 2017	Dec 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	573,690	558,585	2.7	564,186	588,278	-4.1
Beaumont Town	499,644	542,936	-8.0	500,428	437,305	14.4
Calmar Town	-	397,175	n/a	-	397,175	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	479,505	438,348	9.4	509,570	476,916	6.8
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	399,053	467,960	-14.7	435,837	464,118	-6.1
Leduc County	921,653	-	n/a	745,371	573,735	29.9
Morinville Town	-	-	n/a	344,707	386,967	-10.9
Parkland County	401,100	-	n/a	662,960	-	n/a
Spruce Grove City	503,560	404,500	24.5	462,031	499,760	-7.5
St. Albert City	657,321	761,159	-13.6	601,981	691,401	-12.9
Stony Plain Town	494,983	-	n/a	528,383	495,678	6.6
Strathcona County	738,923	483,714	52.8	676,090	689,300	-1.9
Sturgeon County	-	688,750	n/a	703,468	683,010	3.0
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	574,649	560,497	2.5	560,722	577,393	-2.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

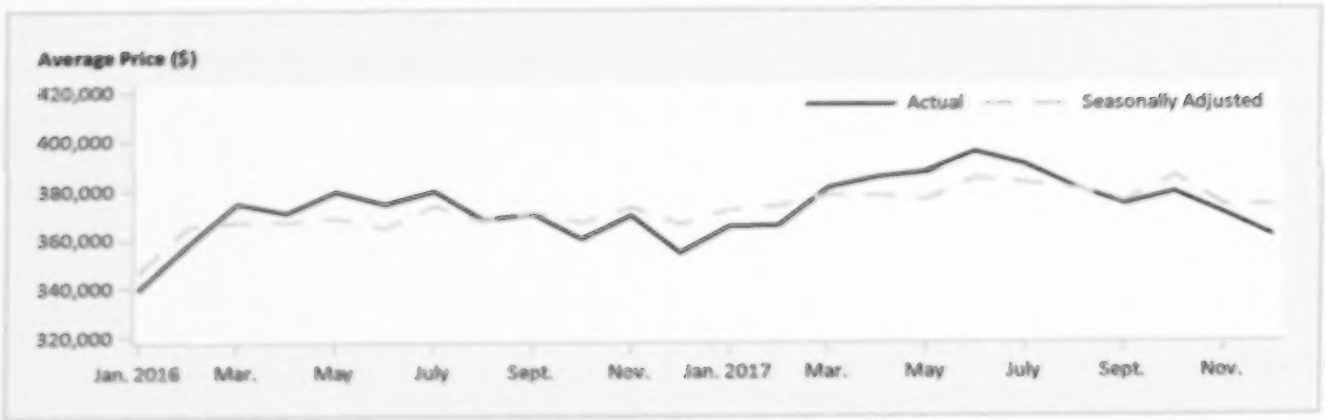


Figure 5.2: MLS® Residential Sales for Edmonton

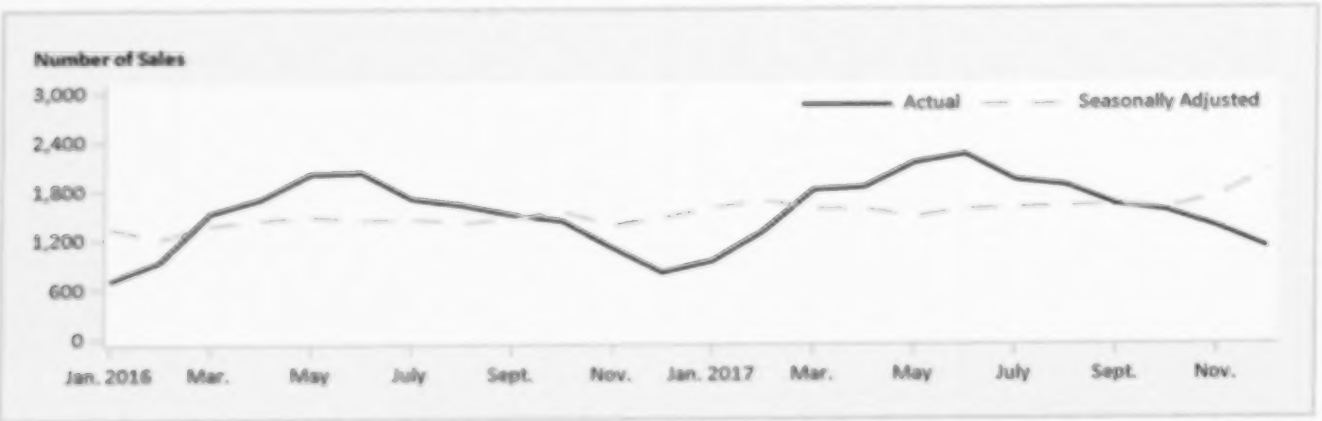
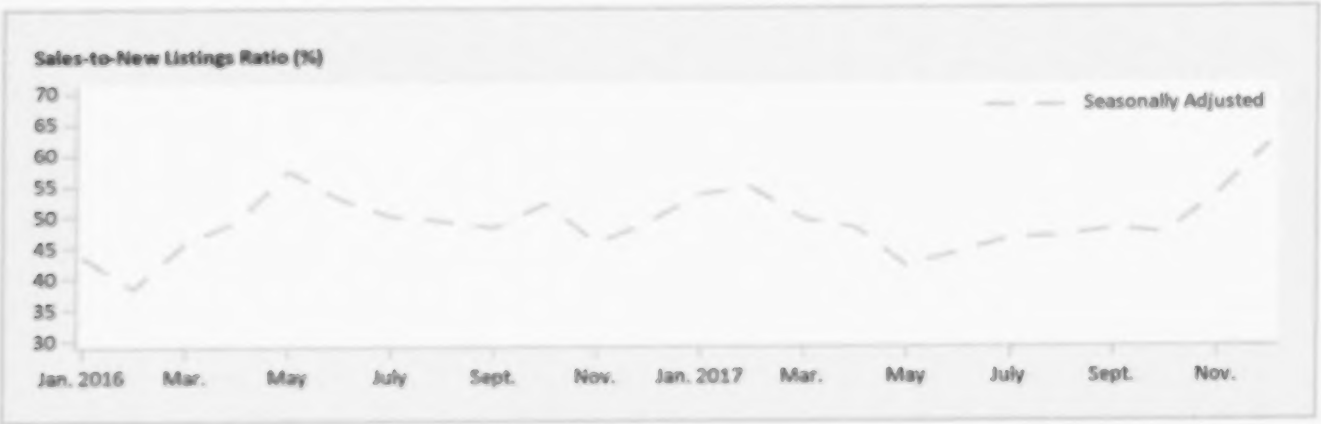


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84	99.8	136.8	759	8.5	72.8	1,115
	August	573	3.14	4.84	99.9	137.1	760	8.7	73.1	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.5	73.2	1,161
	October	581	3.24	4.99	99.8	137.5	771	8.2	73.4	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.8	73.2	1,166
	December	581	3.24	4.99		137.6	774	7.5	73.0	1,163

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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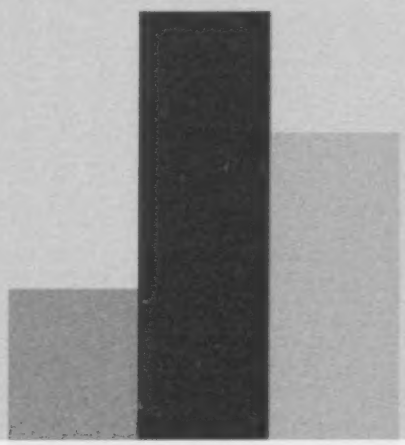

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- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

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